

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PREPAID
FIRST CLASS



UNITED STATES POSTAGE
02 1A
0004394702
MAILED FROM ZIP CODE 33128
04/22/06
\$ 00.29³
APR 21 2006

6

Z2005000267 RCC 526
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 05-267
APPLICANT NAME: CORREA VENTURES, INC. F/K/A:

NEWFOREST LANDSCAPING, INC.
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED
THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN
ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE EAST SIDE OF SW 194 AVENUE &
668th SOUTH OF SW 312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 5.09 GROSS ACRES

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/25/2006
THURSDAY
TIME 9:30 AM

Z2005000267 BCC 526
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



TIME 6:00 PM

Z2005000267 C14 517
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 05-267
APPLICANT NAME: NEWFOREST LANDSCAPING, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE EAST SIDE OF SW 194 AVENUE & 668th SOUTH OF SW 312 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5.09 GROSS ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/18/2006
WEDNESDAY
TIME 6:00 PM

Z2005000267 C14 517
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRE-SORTED
FIRST CLASS



12

PRSRTD FIRST CLASS 10/12/05

\$00.278

0004389669 OCT11 2005
MAILED FROM ZIP CODE 33128

Z2005000267 C14 503
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

H*UFSMS

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 05-267
APPLICANT NAME: NEWFOREST LANDSCAPING INC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SUBURBAN ESTATE USE DISTRICT.

LOCATION: THE EAST SIDE OF S.W. 194 AVENUE & 668TH SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2005000267 C14 503
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

APPLICANT: CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.

CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.09 Gross Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

HEARING NO. 06-1-CZ14-5 (05-267)

14-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: NEWFOREST LANDSCAPING, INC.

AU to EU-S

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.09 Gross Acres

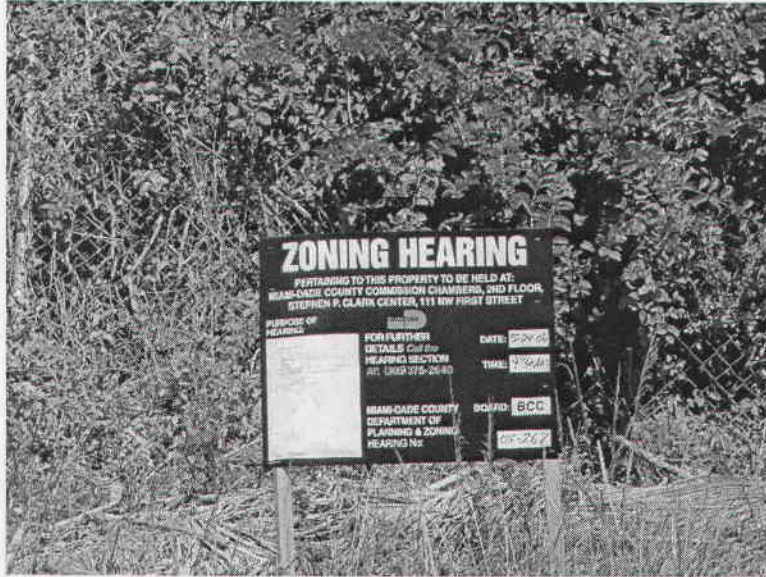
AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)



Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2005000267

BOARD: BCC

LOCATION OF SIGN: THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 03-MAY-06

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

Cleveland Thompson

PRINT NAME:

CLEVELAND THOMPSON



Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2005000267

BOARD: C14

**LOCATION OF SIGN: THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF
S.W. 312 STREET, MIAMI-DADE COUNTY, FLORIDA.**

Miami Dade County, Florida

Date of Posting: 27-DEC-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



Miami-Dade County
Department of Planning and Zoning

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000267

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eric Martinez

Date:

09/14/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Cleveland Thompson

Date:

04/21/06

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

4/21/06

.....
To be retained in Hearing File



Miami-Dade County
Department of Planning and Zoning

C14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000267

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eric Martinez

Date:

09/14/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

12/15/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

12/15/05

.....
To be retained in Hearing File



C14

Miami-Dade County
Department of Planning and Zoning

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

Re: HEARING No. Z2005000267

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eric Martinez

Date:

09/14/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Stella Vandrovec

Date:

10/11/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

10/11/05

.....
To be retained in Hearing File



Cauley Square

HISTORIC VILLAGE
Since 1903

Mother's Day

MAY 14th
11:00 am to 2:00 pm
Adults: \$29.95 // Children under 12: \$13.95
RSVP at 305.258.3543
Special pricing for parties of 4 or more


Bring that very special woman in your life to a delicious brunch in our natural surroundings, lush greenery and relaxing atmosphere. Cauley Square also offers a big variety of shops showcasing clothing, unique antiques, handmade jewelry, arts & crafts and much more.

www.CauleySquareShops.com


VISIT OUR STORES
Uncle's Creations Antique, Vintage and Exotic Furniture Stripes & Roses French Country Furniture, Linen Attire & Accessories O'Shea Crafts/Karpaskee/Gift Shop Asbury Crafts & Handmade Jewelry D'Ester Beach wear and home accessories Today's Collectibles Mercantile Jewelry Island Colors Crafts from Haiti and Africa Tea Room Restaurant The Village Chalet Restaurant Ruby's Place Beauty Salon

Cauley Square Historic Village, US1 & 224 St. // T 305.258.3543
Turnpike South Exit 11, West to US1, South to 224St.

THE GREATER HOMESTEAD/FLORIDA CITY CHAMBER OF COMMERCE BUSINESS EXPO 2006



"We've Got the Sun and a Whole Lot More!"



Saturday, April 29, 2006
10 a.m. - 4 p.m.

HOMESTEAD-MIAMI SPEEDWAY

FREE AND OPEN TO THE PUBLIC!

- Military Exhibits • Law Enforcement Exhibits
- Entertainment • Food & Refreshments • Interactive Demonstrations
- And Much More...

— Showcasing local business, industries, services and entertainment —

Banking & Finance, Health & Wellness, Professional Services, Beauty & Cosmetics, Electronics, Advertising, Insurance, Communications, Warehouse Club Memberships, NASCAR, Automotive, Photography, Art and more...

SPONSORED BY



A Chamber in Action Event

For more information call 305-247-2332 or log on to www.chamberinaction.com

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, MAY 25, 2006 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. LE DEVELOPMENT LIMITED, INC. (02-23)

Location: The north side of Old Cutler Road & approximately 75' east of SW 218 Street, Miami-Dade County, Florida (0.86 Acres)

The applicant is requesting to waive zoning regulations with requirements & to permit less dedication than required on the west side of Old Cutler Road, on this site.

This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

2. LE DEVELOPMENT, LTD. (02-27)

Location: The southwest corner of SW 218 Street & Old Cutler Road, Miami-Dade County, Florida (0.19 Acres)

The applicant is requesting to waive zoning regulations with requirements to permit less dedication on the west side of Old Cutler Road and on the south side of SW 218 Street, on this site.

This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

3. SILVER PALM HOLDINGS OF HOMESTEAD LLC (02-246)

Location: Between SW 232 Street & SW 248 Street on SW 112 Avenue, Miami-Dade County, Florida (291.5 Acres)

The applicant is requesting modifications of paragraphs of a covenant to remove the requirement that roadway improvements be made by the applicant for SW 224 Street at SW 112 Avenue, to delete the requirement that the homeowners within the community and their mortgagees be required to join in any modification, amendment, or release of a covenant pertaining to the school site subject to public hearing approval, and to require the opening of the Charter School for 600 students prior to the commencement of the 2007-2008 school year and an additional 300 students prior to the beginning of the 2008-2009 school year.

4. REDLANDS GOLF DEVELOPMENT, LLC (02-241)

Location: The southwest corner of SW 278 Street & SW 187 Avenue, Miami-Dade County, Florida (10.31 Acres)

The applicant is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

5. CHORRA VENTURES, INC. / TICAL HORTICULTURE LANDSCAPING, INC. (02-267)

Location: The west side of SW 184 Avenue & 600' south of SW 312 Street, Miami-Dade County, Florida (0.08 Gross Acres)

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2888.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Appeals Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2888, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2888 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

Public Notices & Hearings

said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the east ½ of the SW ¼ of the NW ¼ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N00°32'20"W along the said east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19 and radial to the next described curve for 29.61' to a point on a circular curve concave to the northwest, said point bearing S00°32'20"E from the center of said curve; thence NE/ly, along said curve to the left, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to the Point of tangency; thence N89°23'47"E for 369.95' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the right along said curve, having for its element a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence S89°33'25"E for 50' to a point on a circular curve concave to the southeast, said point bearing S89°40'49"W from the center of said curve; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' feet to the Point of tangency; thence N89°23'47"E for 1,167.83'; thence S31°45'48"E for 289.49' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 264.51' to a point on the north line of Lot 1, Block 8, SOUTH MIAMI GARDENS, Plat book 23, at Page 22; thence S89°27'22"W along the north line of said Lot 1, Block 8 for 75' to the northwest corner of said Lot 1, Block 8, said point also being the northeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS; thence S00°19'47"E along the east line of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS for 107.41' to the southeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS and Southwest corner of Lot 2, Block 8, SOUTH MIAMI GARDENS; thence N89°28'16"E along the south line of the said NW ¼ of Section 19 and along the south line of said Lot 2, Block 8 for 75' to the Point of beginning; AND: Begin at the northwest corner of said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N89°26'18"E along the north line of said Tract 1 of FLORENCE B. HOLFERTY'S FARM and along the south Right-of-Way line of the said S.W. 241st Street for 25'; thence S00°32'22"E for 107'; thence N89°26'18"E for 107.65'; thence N00°32'22"W for 107' to a point on the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street for 521.32'; thence S00°17'33"E for 210.91'; thence N89°42'27"E for 100'; thence S00°17'33"E for 235.64' to a Point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the point of tangency; thence S89°24'20"W for 250' to a point on a circular curve concave to the northwest, said point bearing S00°35'40"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'20"W for 370.36'; thence N00°32'22"W for 107.25' to a point on the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of said S.W. 242nd Street; thence N89°24'29"E along the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of S.W. 242nd Street for 420.82'; thence N00°17'33"W for 50' to a point on the north Right-of-Way line of S.W. 242nd Street, said point also lying on the south line of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence S89°24'29"W along the said north Right-of-Way line of S.W. 242nd Street and along the said south line of the Tract 1 of FLORENCE B. HOLFERTY'S FARM for 553.04' to the southwest corner of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N00°32'22"W along the west line of Tract 1 of FLORENCE B. HOLFERTY'S FARM for 215.06' to the Point of Beginning.

LOCATION: Lying between S.W. 232 Street & S.W. 248 Street & between S.W. 112 Avenue & S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-5-CZ10-3 (04-389)

APPLICANTS: 8th STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL

8th STREET HOLDINGS L. L. C. F/K/A: FRANK & GEORGETTE BREIVOGEL are appealing the decision of COMMUNITY ZONING APPEALS BOARD #10, which denied the following:

RU-3B to IU-1

SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMiami CITY PLAT, Plat book 14, page 9.

LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-1 (05-94)

APPLICANTS: REDLANDS COVE DEVELOPMENT L. L. C.

REDLANDS COVE DEVELOPMENT L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14, which denied without prejudice the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.31 Acres

HEARING NO. 06-1-CZ14-5 (05-287)

APPLICANT: CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.

CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 2 day of May 2006.

5/2

06-3-28/673404M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 10 will hold a Public Hearing on the following items on **Wednesday, the 24th day of May, 2006 at 6:30 p.m. in the RUBEN DARIO MIDDLE SCHOOL, 350 NW 97 Avenue, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

HEARING NO. 03-12-CZ10-2 (02-208)

APPLICANT: MARIST BROTHERS OF THE SCHOOLS, INC.

(1) RU-2 to RU-3

OR IN THE ALTERNATIVE:

(2) MODIFICATION of Condition #2 of Resolution 4-ZAB-142-83, passed and adopted by the ZONING APPEALS BOARD and last modified by Resolution 5-ZAB-22-95, and reading as follows:

FROM: "2.

That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Maspons-Goicouria-Esteviz, Inc., dated received Aug. 2, 1994 and consisting of five sheets."

TO: "2.

That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Christopher Columbus High School,' as prepared by Spillius Candela DMJM, dated 10/4/05 and consisting of 12 sheets and civil drawings sheets C2.1.01/02 and C3. 1.01 dated stamped received 3/7/06 and consisting of 3 sheets."

The purpose of request #2 is to permit the applicant to submit a new plan indicating an addition for offices, library and computer labs for the existing high school.

AND WITH EITHER REQUESTS #1 OR #2, THE FOLLOWING:

(3) Applicant is requesting to permit the addition with 3 stories (2 stories permitted) with 50' in height (35' permitted).

(4) Applicant is requesting to permit 2 additional signs: one with 23 sq. ft. & a wall sign with 176 sq. ft. for a total of 3 signs (one 24 sq. ft. sign permitted/80 sq. ft. previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NE ¼ AND ALSO: the SE ¼ of the SW ¼ of the NE ¼, in Section 16, Township 54 South, Range 40 East, EXCEPTED THEREFROM: the following described portions: The south 1/3 of the SE ¼ of the SW ¼ of the NE ¼ AND: the south 1/3 of the south ½ of the SE ¼ of the NE ¼ AND: The west 1,307' of the east 1,882' of the south 100' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and: The east 47' of the north 2/3 of the south ½ of the south ½ of the NE ¼ and the west 25' of the north 2/3 of the SE ¼ of the SW ¼ of the NE ¼ in Section 16, Township 54 South, Range 40 East.

LOCATION: 3000 S.W. 87 Avenue (Galloway Road), Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-4 (05-39)

APPLICANT: GEORGINA MARIA GRANADOS

(1) Applicant is requesting to permit a Florida room addition to a single-family residence setback 5.04' (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit a covered terrace addition setback varying from 2.34' to 4.01' (7.5' required) from the interior side (west) property line.

(3) Applicant is requesting to permit a shed setback 2' (5' required) from the rear (north) and setback 2.1' (5' required) from the interior side (west) property lines.

(4) Applicant is requesting to permit a roofed structure setback 2' (5' required) from the rear (north) property line.

(5) Applicant is requesting to permit a spacing of 3' (10' required) between the shed and roofed structure and spacing of 7' (10' required) between the shed, roofed structure and roofed screen enclosure.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrazas, Florida Bedroom-Bathroom-TV Area-w/clos. Georgina M. Garcia," as prepared by Carlos Mourin, Architect, dated 09/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 12, MILLER HEIGHTS, Plat book 65, Page 5.

LOCATION: 9205 S.W. 48 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ10-2 (05-136)

APPLICANT: AHERN-PLUMMER, INC.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 25th day of May, 2006 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

The item below scheduled for Community Zoning appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been revised and rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

HEARING NO. 05-9-CZ15-4 (05-93)

APPLICANT: LE DEVELOPMENT LIMITED

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphael C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13-17, Block 67, LINCOLN CITY, SECTION H, Plat book 46, Page 91.

LOCATION: The north side of Old Cutler Road & approximately 75' east of S.W. 218 Street, Miami-Dade County, Florida.

The item below scheduled for Community Zoning appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.

HEARING NO. 05-10-CZ15-4 (05-97)

APPLICANT: LE DEVELOPMENT LTD.

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width and S.W. 216 Street to be 110' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road and to permit 35' of dedication (55' required) on the south side of S.W. 216 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 23, Block 67, LINCOLN CITY, SECTION "H," Plat book 46, Page 91.

LOCATION: The Southwest corner of S.W. 216 Street & Old Cutler Road, Miami-Dade County, Florida.

HEARING NO. 06-4-CC-3 (05-245)

APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C.

- (1) MODIFICATION of Paragraph #8 of Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Ave and 220, 224, and 232 Streets, the Owners shall apply for and enter into an agreement with the County, pursuant to Section 33E-10 of the Miami Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of occupancy for the 250' residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to County code. Those improvements to be constructed or caused to be constructed by the Owners will be subject to review by the County and the Florida Department of Transportation (FDOT). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the Owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami Dade County Code, of roadway improvement impact fees. In addition, the Owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the County code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the Owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

ZONING HEARING

TO: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Avenue and S.W. 220 and 232 Streets, the owners shall apply for and enter into an agreement with the county, pursuant to Section 33E-10 of the Miami-Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of completion for the 250' residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to county code. Those improvements to be constructed or caused to be constructed by the owners will be subject to review by the county and the Florida Department of Transportation (FDOT). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami-Dade County Code, of roadway improvement impact fees. In addition, the owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and S.W. 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the county code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

- (2) MODIFICATION of Paragraph #10(D) of Declaration of Restrictions recorded in Official Records Books, recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "10(D). Modification, Amendment, Release: This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, Owner(s) of the Property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the Property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the School Site and the common spaces of the Property, including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, Owners(s) of the Property, including joinders of all mortgagees, if any."

TO: "10(D). Modification, Amendment, Release of Declaration: This Declaration may be modified, amended or released as to the property as described in the attached Exhibit 'A,' or any portion thereof, by a written instrument executed by the, then, owner(s) of any such property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the common spaces of the property, described in the attached Exhibit 'A,' including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, owners(s) of the property, described in the attached Exhibit 'A,' including joinders of all mortgagees, if any."

- (3) MODIFICATION of Paragraphs 6(D) & 6(E) of the Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "6(D)

Charter School. Prior to seeking the issuance of a certificate of occupancy for the 400' residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of 400 student stations for at least a minimum K-5 program. Proof of compliance with this provision shall be in the form of monthly reports submitted by the Owners to the Director, Department of Planning and Zoning, and the School Board specifying the number of certificates of occupancy obtained monthly and the number of certificates of occupancy anticipated to be issued in the following month for residential dwelling units. Monthly reports shall be based upon personal knowledge and shall be sworn and notarized."

TO: "6(D)

Charter School. The owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

FROM:

"6(E) Prior to seeking the issuance of a certificate of occupancy for the 800' residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of an additional 400 student stations for K-12 program. Prior to seeking the issuance of a certificate of occupancy for the 1,000' residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing an aggregate total of 1,100 student stations. Proof of compliance with this provision shall be as set forth in Section 6(d) above. The Owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) - (e) herein upon completing and opening an 1,100 student station charter school."

TO: "6(E)

The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary."

ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 34
Wednesday, January 18, 2006 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
Room 203 (Old Building)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. REDLANDS COVE DEVELOPMENT, LLC (05-94)

Location: The southeast corner of SW 276 Street and SW 157 Avenue, Miami-Dade County, Florida (10.31 Acres)

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

2. THREE M. DEVELOPMENT, INC. (05-188)

Location: Approximately 667' south of SW 312 Street, east of theoretical SW 190 Avenue, Miami-Dade County, Florida (2.54 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

3. L & M ENTERPRISES GROUP, INC. (05-261)

Location: South of SW 214 Terrace and 281' east of SW 119 Avenue, Miami-Dade County, Florida (74' X 107')

The applicant is requesting to permit a lot frontage to be less than required, on this site.

4. NEWFOREST LANDSCAPING, INC. (05-267)

Location: The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida (5.09 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

NEIGHBORS CALENDAR

Listings are considered for publication free of charge on a space-available basis with preference given to nonprofit organizations, benefits and free activities. Notices must be received at least two weeks before the publication date or your event's registration deadline. Listings must contain a local or toll-free phone number for the public to contact and any fees. Mail notices to: Calendar Desk-Newsroom, The Herald, 1 Herald Plaza, Miami, FL 33132-1693 or e-mail to newscaledar@herald.com (with name and date of event on subject line). For questions, call 305-376-3355 from 10 a.m. to 6 p.m. weekdays.

HOLIDAY PLANNER DAY-BY-DAY

THURSDAY, DEC. 22

Aventura Station Model Train Display: South Florida's largest indoor model train display, includes a miniature town, amusement park, old time mill and snowcapped mountains; located in the JCPenny Court; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.
The Biltmore Holiday Events: 1200 Anastasia Ave., Coral Gables; free. 305-445-1926 or www.biltmoreho

tel.com:

• Join the Not So Tall Tale Tellers as they share holiday stories and ghost legends; 7 p.m. Thursday, Dec. 22, Ho-Ho-Holiday Celebration: Children can take photos with Santa; 1-4 p.m. Dec. 17-24; Parrot Jungle Island, 1111 Parrot Jungle Tr., Watson Island; \$24.95 adults, \$19.95 for children 3-10, free children ages 2 and under; photos are free with paid admission. 305-258-6453 or www.parrotjungle.com.
Holiday Season at Triangle Park: Holiday lights decorate the park. Live entertainment, food available and pictures with Santa Claus; 6-9 p.m. through Jan. 6; Triangle Park, Okeechobee Road and Palm Avenue, Hialeah; free admission, \$3 photos with Santa. 305-687-2679.

Gift Wrap & Bow Demonstration: Learn tips and tricks for creating crisp corners, perfect bows and beautiful gift packages; 1-3 p.m. daily, through Dec. 24; Container Store, 7300 North Kendall Dr., Miami; free. 305-670-8181.

Gingerbread House: Life-size gingerbread house constructed by high school students from Florida, Connecticut, Ohio, Massachusetts, Michigan and North Carolina on display; noon-6 p.m. Sundays, 10 a.m.-9 p.m. Monday-Saturday through Dec. 25; Village of Merrick Park, 358 San Lorenzo Ave., Coral Gables; free. 305-529-0200.

Holiday Art Workshop: Children ages 7 and up can create holiday decorations and gifts; photos of family members and pets can be used in the workshop; 10 a.m.-2 p.m. Dec. 22; Soffer and Fine Adoption Center, 16101 W. Dixie Hwy., North Miami Beach; \$10 minimum cash donation per child; reservations required. 305-749-1820.
Laughing Gas Improv Holiday Show: 'Twas the Night Before the night before the night before Christmas; 8 p.m. Dec. 22 Main Street Playhouse, 6766 Main St., Miami Lakes; \$10. 305-461-1161.

Santa's Enchanted Forest: Includes new rides, displays, roller coasters, petting zoo, food tents and carnival games; 5 p.m.-midnight, through Jan. 8; Tropical Park, 7900 SW 40th St., East Miami-Dade; \$21 for adults; \$15 for children 3-6; free for children 2 and under. 305-559-9669.

Santa's Magical Village: See the performing tree every 30 minutes; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.

A Trip To Narnia: Multisensory experience based on the new movie *The Chronicles of Narnia: The Lion, The Witch and The Wardrobe*. Visitors walk through a snow globe complete with snowfall and into the Land of Narnia; 10 a.m.-9:30 p.m. Monday through Saturday and 11 a.m.-7 p.m. Sundays, through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami; free. 305-365-7446 (DOLPHIN).

FRIDAY, DEC. 23

Magical Snowfall at Dolphin Mall: Snowfall at the Rambles Outdoor Plaza; 7 p.m. daily, and 9 p.m. Friday-Saturday through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami. 305-599-3000.

Outdoor Menorah Lighting: Last day to register for event that includes dinner and a performance by songwriter, composer and children's recording artist Susan Shane-Linder; 6:30 p.m. Dec. 28, Temple Shalom-El Olom, 10680 SW 113th Pl., Sabal Chase, West Kendall; \$12, \$7 children 11 and under (\$2 off for members of any age; registration required by Dec. 23). 305-271-5756.

SATURDAY, DEC. 24

Christmas Cookie Class: Sylvia Aragon from Macy's prepares classic Christmas cookies; 1 p.m. Dec. 24; The Cellar at Macy's Dadeland Kids and Home Store, 7675 North Kendall Dr., Miami; free; second floor. For reservations and information, call 305-577-2677.

Ho...Ho... Home Depot: How-to clinics for the holidays. Call for nearest location; free. 1-800-553-3199.

NO HEALTH INSURANCE?

Here's the solution!



LAS AMERICAS MEDICAL CENTER
Become a member for only
\$16.99 a month

CLINICS NEAR YOU IN:

* KENDALL * BROWARD
* HIALEAH * BISCAYNE
* ORLANDO * TAMPA



COMPARE OUR PRICES:

DR.'S VISIT: \$20
DERMATOLOGY: \$35
ODONTOLOGY APPT \$15

No matter your legal status
Quick appointments



CALL AND WIN A FREE FIRST CONSULTATION
OR CHOLESTEROL, TRIGLYCERIDES
OR BLOOD SUGAR TEST.



CALL NOW!
(305) 756-6123

Public Notices & Hearings

HEARING NO. 06-1-CZ14-2 (05-188)

APPLICANT: THREE M DEVELOPMENT, INC.

AU to RU-1

SUBJECT PROPERTY: The north ½ of the west ½ of the SE ¼ of the NW ¼ of the NE ¼ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-3 (05-228)

APPLICANT: CORAL REEF REALTY L. L. C.

(1) MODIFICATION of Conditions #2 & #5 of Resolution 4-ZAB-127-87, last modified by Resolution 4-ZAB-44-89, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sunoma Place of Kendall - A Personal Care Residence,' as prepared by RKT & B, Architects and Planners, Inc., dated 9-2-88 and consisting of six sheets and sketch of survey entitled 'Federal Property Management Corporation,' as prepared by Weldner Surveying and Mapping, P. A., dated 9-27-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Coral Reef Nursing & Rehabilitation Center Expansion,' as prepared by RO Architects & Planners, consisting of 9 sheets dated 7/29/05."

FROM: "5. That the use be approved for and be restricted to a maximum of 360 people, of which 120 beds shall be for the nursing home and 240 beds for the home for the aged."

TO: "5. That the use be approved for and be restricted to a maximum of 180 beds."

The purpose of the above request is to allow the applicant to submit revised plans showing an addition for the nursing and rehabilitation center and separating the subject site from the home for the aged previously approved on the site to the south.

(2) Applicant is requesting to permit an addition to a nursing home and rehabilitation center to setback varying from 29.42' to 42.42' (50' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of CORAL REEF NURSING CENTER, Plat book 145, Page 79, together with an easement for utility purposes more particularly described as follows:

Begin at the Southeast corner of the west ¾ of the SE ¼ of said Section 20; thence run S87°10'04"W, along the south line of the aforementioned Section 20, a distance of 615'; thence run N02°19'02.5"W, parallel and distant 615' from the east line of the west ¾ of the SE ¼ of said Section 20, 55' to the Point of beginning; thence run N2°19'02.5"W along the same for a distance of 503' to a point; thence N87°10'04"E a distance of 40'; thence S2°19'02.5"E a distance of 30'; thence S87°10'04"W a distance of 16.5' to a point that is parallel and distant 23.5' from the first course described herein; thence S2°19'02.5"E along said line a distance of 473' to a point on the north line of Coral Reef Drive; thence S87°10'04"W along said line a distance of 23.5' to the Point of beginning.

LOCATION: 9869 S.W. 152 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-4 (05-261)

APPLICANT: L & M ENTERPRISES GROUP, INC.

Applicant is requesting to permit a lot frontage of 74' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "L & M Enterprise Group, Inc., consisting of 3 pages, A-1 dated revised 2/18/05 and the remaining two pages dated revised 11/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 74' of the west 355' of the north ½ of Tract 13, DIXIE PINES, Plat book 31, Page 51.

LOCATION: South of S.W. 214 Terrace & 281' east of S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-5 (05-267)

APPLICANT: NEWFOREST LANDSCAPING, INC.

AU to EU-S

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.